GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

ADDRESS OF PREMISES
HEYBURN BUILDING
332 WEST BROADWAY, SUITE 210
LOUISVILLE, KENTUCKY 40202-2114

LEASE AMENDMENT No. 2
TO LEASE NO. GS-04B-62656

THIS AMENDMENT is made and entered into between 2006 HEYBURN BUILDING, LLC, whose address is: 332 West Broadway, Suite 210, Louisville, KY 40202-2114, hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease...

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective November 2, 2015 as follows:

The purpose of this Supplemental Lease Agreement (SLA) is to amend the effective for rent commencement.

Lease No. GS-04P- LKY62656, Page 1, “Lease Term”, is hereby amended as follows:

LEASE TERM

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on November 2, 2015 to November 1, 2025, for a period of Two (10) years, Five (5) Years Firm subject to termination and renewal rights as may be hereinafter set forth.

In Witness Whereof, the parties to the Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: 2006 HEYBURN BUILDING LLC
Name: 
Title: 
Entity Name: 2006 HEYBURN BUILDING LLC
Date: 11/12/15

FOR THE GOVERNMENT:

Signature: Lease Contracting Officer
Name: GSA, Public Buildings Service
Title: 
Date: 11/13/15

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: 2006 HEYBURN BUILDING LLC
Title: 
Date: 11/12/15

Lease Amendment Form 12/12
Section 1, "The Premises, Rent, and other Terms", Section 1.3: Rent and other considerations (Sep 2013), Part A is hereby deleted and replaced with the following:

1.3 RENT AND OTHER CONSIDERATION (SEP 2013)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>Annual Rent</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Shell Rent</strong></td>
<td>$14,760.00</td>
<td>$14,760.00</td>
</tr>
<tr>
<td><strong>Tenant Improvements Rent</strong></td>
<td>$14,993.23</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Operating Costs</strong></td>
<td>$6,199.20</td>
<td>$6,199.20</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>$1,440.00</td>
<td>$1,440.00</td>
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<tr>
<td><strong>Total Annual Rent</strong></td>
<td>$37,392.43</td>
<td>$22,399.20</td>
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1. Shell rent calculation:
   (Firm Term) $8.00 per RSF (as rounded) multiplied by 1,845 RSF
   (Non Firm Term) $8.00 per RSF (as rounded) multiplied by 1,845 RSF

2. The Tenant Improvement Allowance of $83,099.00 is amortized at a rate of 7 percent per annum over 6 years.

3. Operating Costs rent calculation: $3.36 per RSF (as rounded) multiplied by 1,846 RSF

4. Parking costs described under sub-paragraph H below

In instances where the Lessor amortizes either the TI or BSAC for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term.